

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – June 25, 2008
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:10 p.m.

Commissioners

Present:	Gwen Morris, CHAIR Blanche Milhahn, VICE-CHAIR Keith Chun, Commissioner Armando Rodriguez, Commissioner	Absent:	Wayne Jones, Commissioner Daniel Payne, Commissioner
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Staff

Present:	Claudia Cazares, Interim Manager Housing and Community Development Linda Lawrence, Recording Secretary	Absent:	Keith Bergthold, Assistant Director Planning and Development Department
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B. COMMUNICATIONS

None.

C. APPROVAL OF MINUTES

Minutes of June 11, 2008, were approved as presented.

D. GENERAL ADMINISTRATION

1. RECOMMEND COUNCIL APPROVE AMENDMENT NO. 2 TO HOME PROGRAM AGREEMENT BETWEEN CITY OF FRESNO AND FRESNO WEST COALITION FOR ECONOMIC DEVELOPMENT APPROVING A TIME EXTENSION FOR COMPLETION OF SOUTH CLARA ESTATES AN AFFORDABLE SINGLE FAMILY HOME SUBDIVISION

John Robertson, Housing and Community Development, provided the report to commissioners. Staff recommends that HCDC recommend City Council approve a HOME Investment Partnerships (HOME) Program Community Housing Development Organization (CHDO) agreement amendment granting a time extension from June 30, 2008 to September 30, 2010, subject to City Attorney approval, to Fresno West Coalition for Economic Development (FWCED) for the construction of ten affordable single-family homes. In December 2004, the City Council approved a HOME CHDO funding agreement with FWCED for the construction of ten affordable single-family homes at the southeast corner of North and Clara Avenues in southwest Fresno. The project's original completion date of December 2006 was extended to June 2008, to re-engineer the site plan. The tract map is now complete. However, the project cannot proceed until the performance securities have been met by the developer. FWCED does not have the capabilities to meet the performance securities requirement. Therefore, the Housing and Community Development Division and the Redevelopment Agency are negotiating the assignment, or similar agreement, of the project to Habitat for Humanity – Fresno. A time extension is necessary to allow for the assignment and Habitat for Humanity to complete the project. A schedule of the time lines for the project was handed out to the Commissioners. The anticipated completion date for the ten affordable homes is October 2010. Commissioners had questions and discussion followed. Tony Miranda, Habitat for Humanity, and Javier Hernandez, Fresno West Coalition, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of item D1 by Commissioner Chun.
Second: Commissioner Rodriguez seconded the motion.
Ayes: Morris, Milhahn, Chun, Rodriguez
Noes: None
Abstain: None
Absent: Jones, Payne

2. APPROVE AND AUTHORIZE ENTRY INTO AMENDMENT II TO EXCLUSIVE NEGOTIATION AGREEMENT WITH ROEM DEVELOPMENT CORPORATION TO PROVIDE FOR ADDITIONAL TIME TO COMPLETE A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE CITY-SPONSORED TRANSIT VILLAGE PROJECT ON KINGS CANYON ROAD

Corrina Nunez, Housing and Community Development, provided the report to Commissioners. Staff recommends HCDC recommend City Council approve and authorize entry into Amendment II to the Exclusive Negotiation Agreement (ENA) with ROEM Development Corporation to provide for additional time to complete a Disposition and Development Agreement (DDA) for the Transit Village project on Kings Canyon Road. The proposed restating and superseding Amendment II will extend the time from March 31, 2008 to November 30, 2008. There is now a firmer commitment for HOME funds and a time frame for completing the DDA. Additional time is requested through November 2008, to complete a DDA for development of the project due to the complex nature of this transit-oriented development. All other tasks outlined in the original ENA are completed. The DDA is currently in draft form and is expected to be finalized within the next three months. Staff will return to Council thereafter for approval of the DDA. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D2 by Vice-Chair Milhahn
Second: Commissioner Rodriguez seconded the motion.
Ayes: Morris, Milhahn, Chun, Rodriguez
Noes: None
Abstain: None
Absent: Jones, Payne

3. Agenda Item No. D3 was removed from the HCDC agenda by the Redevelopment Agency.

E. INFORMATIONAL REPORTS

Claudia Cazares, Housing and Community Development, presented Certificates of Recognition to the resigning Commissioners: Gwen Morris, Blanche Milhahn, and Keith Chun. The Certificates thanked the Commissioners for their service to the community, their valuable contribution to the Commission, their dedication to improving the Fresno neighborhoods, and listed their years of service to the Commission. A Certificate of Recognition will be presented to Commissioner Daniel Payne in a future meeting.

F. COMMISSIONERS' ITEMS

1. Commissioners requested a report on the results of the CDBG awards in the 2008-09 budget showing amount requested, HCDC recommendation, and final award.
2. Commissioners recognized Linda Lawrence, Housing and Community Development, for her work as Recording Secretary. This was her last HCDC meeting as she will be leaving the Planning and Development Department at the end of June.

G. UNSCHEDULED ORAL COMMUNICATIONS

Jess Negrete, Central California Legal Services, expressed his appreciation to the Commissioners for their participation on the Commission and their involvement in the community.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: July 9, 2008.

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:30 p.m.

Attest: Gwen Morris, CHAIR

Attest: Claudia Cazares, Interim Manager
Housing and Community Development